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Redevelopment Board Minutes 12/02/2013

Arlington Redevelopment Board
December 2, 2013
2nd Floor Conference Room, Town Hall annex – 7:00 p.m.
Approved 12-16-13

PRESENT: Mike Cayer, Chair, Andrew Bunnell, Bruce Fitzsimmons, Christine Scypinski, Andy West
STAFF: Carol Kowalski, Laura Wiener

The Chairman opened the meeting at 7:00pm with a hearing to re-open the Special Permit for 936 Mass Ave. Anthony Fruchtl of Ayoub Engineering and Bob Richard from Nouria Energy described the proposal to alter the sign banner on the canopy and on the building. Mr. Fitzsimmons then moved to amend the Special Permit docket 2892 as per the plans prepared by Ayoub Engineering as presented November 15, 20013, and as revised as presented December 2, 2013. Mr. Bunnell seconded and all voted in favor. Document used: December 2, 2013 photograph presented by Ayoub Engineering, and November 15, 2013 plans as presented December 2, 2013.

Scott Smith and Jeff Maxtutis of the Transportation Advisory Committee were then asked to review TAC's evaluation of the flashing beacon at the Mill Street crossing with the Minuteman bikepath. This flashing beacon was traffic mitigation for the Alta Brighams EDR Special Permit. TAC concludes that the battery power might not be powerful enough for the frequency of use, since the solar-powered sensor does not work on cloudy days. Mr. Smith added that there are two issues, the detection zone of 10 feet is good for pedestrians approaching, but is too short for the speed of cyclists approaching the crossing. Additional discussion focused on physical design alterations to the crossing to encourage the user behavior intended, asking the Town Engineer to get the beacon to work properly, rather than a consultant, and asking the manufacturer for solutions for a northern climate. The Boards and TAC representatives agreed that TAC would return to the Board, most likely January 27, 2014.

Mr. Cayer reported on the preparation of a matrix listing the Special Permit and Land Disposition Agreement terms and conditions that have to be met before Arlington 360 may receive the final certificate of occupancy.

The Board asked for a 10-15 minute update on the master plan for the next meeting, including timing, next steps and an update on the process. Ms. Wiener reported that TAC had hired an engineer for the signal light timing and median at Jason Street, Mass Ave, and Mill Street for the CVS traffic mitigation escrow.

Mr. Fitzsimmons then moved to approve the minutes of the November 18 meeting. Mr. Bunnell seconded, Mr. Cayer, Mr. Fitzsimmons and Mr. Bunnell voted in favor, Mr. West and Ms. Scypinski abstained due to absence from that meeting.

The meeting adjourned at 8:18pm.
Respectfully submitted, Carol Kowalski, Secretary ex Officio